

AN ORDINANCE AMENDING PART TWELVE OF THE CODIFIED ORDINANCES OF HUDSON TO: (1) AMEND THE OFFICIAL ZONING DISTRICT MAP TO REZONE CERTAIN LANDS ON HUDSON DRIVE (SUMMIT COUNTY TAX PARCELS 3001315 AND 3001316) FROM DISTRICT 8, INDUSTRIAL/BUSINESS PARK, TO HIKE BIKE (HB) SENIOR HOUSING OVERLAY ZONING DISTRICT 8 AND (2) AMEND SECTION 1205.11(f)(1), "PURPOSE OF OVERLAY ZONE", TO ACCOMMODATE THE ABOVE ZONING DISTRICT MAP AMENDMENT.

WHEREAS, a private party initiated application was introduced to the Planning Commission at public hearings on October 12, 2020 and November 9, 2020 to: (1) amend the Official Zoning District map of the Land Development Code to change the zoning district of Summit County Tax Parcels 3001315 and 3001316, as more fully described in the depiction attached hereto as Exhibit A and fully incorporated herein by reference (the "Subject Property"), from District 8: Industrial/Business Park to Hike Bike (HB) Senior Housing Overlay Zoning District 8 and (2) amend the Land Development Code at Section 1205.11(f)(1), "Purpose of Overlay Zone", to accommodate the above rezoning of the Subject Property; and

WHEREAS, the Planning Commission conducted a public hearing on the application over two nights and made specific recommendations to this Council for consideration; and

WHEREAS, upon the Planning Commission submitting its recommendation to Council and Council having held its own public hearing on this Ordinance, this Council determines both that the rezoning of the Subject Property and that the proposed amendments to Section 1205.11(f)(1), "Purpose of Overlay Zone" will be consistent with the public health, safety, and general welfare and should be adopted.

NOW, THEREFORE, BE IT ORDAINED by the Council of Hudson, Summit County, State of Ohio, that:

Section 1. Part Twelve, Land Development Code, of the Codified Ordinances of Hudson is hereby amended to revise the Official Zoning District Map, incorporated within that Code, to rezone the Subject Property, described in Exhibit A hereto, from "District 8: Industrial/Business Park" Zone to "Hike Bike (HB) Senior Housing Overlay Zoning District 8" Zone.

Section 2. The City Manager shall cause the Official Zoning District Map to be amended as set forth in Section 1.

Section 3. The Land Development Code of Hudson is hereby amended at Chapter 1205, Section 1205.11(f)(1), "Purpose of Overlay Zone", which shall hereafter read as follows:

“1205.11(f)(1) – Purpose of overlay zone.

- A. This overlay zone within District 8 recognizes the unique presence of the Metro Parks Hike and Bike (HB) Trail as a geographic feature and community amenity. The overlay zone is intended to house residents age fifty-five and over providing smaller yards for convenience and ease of maintenance within a larger subdivision that will maximize connections to the Hike and Bike Trail. All portions of the overlay zone are within ~~1,100~~ 3,300 feet, less than ~~one-quarter~~ **three quarters** a mile from **and with a direct pedestrian access via sidewalk to** the Hike and Bike Trail. **An overlay zone shall contain a minimum of 30 acres.** This housing will assist the goal of providing diversity in housing options in the City with proximity to centers of employment and health/wellness with a variety of housing types and lot sizes.
- B. ~~Adjacent~~ **Nearby retail services in** District 9 and ~~amenity retail allowed within the overlay zone offers~~ **nearby medical and health services in District 8 offer** a proximity of current and future facilities and services which especially benefit active adult seniors. It recognizes a community planning trend away from the isolation of uses given the changing nature of "industrial" and the desire for mixed and adjacent uses, such as housing, retail and offices. There is a specific intention to not offer a residential environment protected from the effects of usual and customary commercial and industrial business activity. ~~Non-vehicular~~ **Pedestrian** circulation is given a high priority and potential traffic impacts will be mitigated through implementation of the State Rt. 91 Traffic Corridor Study. The overlay zone supersedes the underlying industrial and business park zoning in District 8.”

Section 4. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council, and of any of its committees that resulted in such formal action, were in meetings open to the public in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Section 5. This Ordinance shall take effect and be in force from and after the earliest period allowed by law.

PASSED:

Craig A. Shubert, Mayor

ATTEST:

Elizabeth Slagle, Clerk of Council

I certify that the foregoing Ordinance No. 20-167 was duly passed by the Council of said Municipality on _____, 2021.

Elizabeth Slagle, Clerk of Council

Exhibit A - Depiction of Subject Property

